



Arlington Zoning Board of Appeals

Date: Tuesday, November 12, 2024

Time: 7:30 PM

Location:

Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**

Reference materials will be linked to the agenda at least 48 hours prior to the meeting. Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments may be provided by email to ZBA@town.arlington.ma.us sent at least 48 hours prior to the start of the meeting.

Register in advance for this meeting: [https://town-arlington-ma-](https://town-arlington-ma-us.zoom.us/meeting/register/tZEvf-ipqj0oH9PkZ6SX5HqWctmkkmTaWK1k5)

[us.zoom.us/meeting/register/tZEvf-ipqj0oH9PkZ6SX5HqWctmkkmTaWK1k5](https://town-arlington-ma-us.zoom.us/meeting/register/tZEvf-ipqj0oH9PkZ6SX5HqWctmkkmTaWK1k5)

After registering, you will receive a confirmation email containing information about joining the meeting.

Notice to the Public on meeting privacy In the interests of preventing abuse of videoconferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above. Learn more about the ZBA at the [ZBA website](#).

Hearings

2. **#3824 232 Massachusetts Ave**

<https://arlingtonma.portal.opengov.com/records/206059>

3. **#3825 15 West Street**

<https://arlingtonma.portal.opengov.com/records/206439>

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

Reference materials will be linked to the agenda at least 48 hours prior to the meeting. Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments may be provided by email to ZBA@town.arlington.ma.us sent at least 48 hours prior to the start of the meeting.

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Learn more about the ZBA at [the ZBA website](#).



Town of Arlington, Massachusetts

#3824 232 Massachusetts Ave

Summary:

<https://arlingtonma.portal.opengov.com/records/206059>

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3824_232_Massachusetta_Avenue_Legal_ad.pdf	#3824 232 Massachusetta Avenue Legal ad
▢ Reference Material	3824_232_Mass_Ave_Special_Permit_Application_SP-24-28.pdf	3824 232 Mass Ave Special Permit Application SP-24-28
▢ Reference Material	#3824_232_Mass_Ave_Floor_Plan_of_Subject_Bldg.pdf	#3824 232 Mass Ave Floor Plan of Subject Bldg



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Lisa Cronin, Trustee; D'Auria Realty Trust**, on October 9, 2024, a petition seeking to alter their property located at **232 Massachusetts Avenue - Block Plan 006.0-0002-0001.0**. Said petition would require a **Special Permit** under **8.1.2(B)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on November 12, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3824

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

**SP-24-28**

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 10/8/2024





Primary Location

232 MASS AVE
Arlington, MA 02474


Owner

CRONIN LISA/TRUSTEE;
D'AURIA REALTY TRUST
55 WINTERBERRY DRIVE
FRANKLIN, MA 02038

Applicant

 Mayara Cordeiro
 508-543-0040
 cordeiro@mandkllp.com
 124 Washington Street
Suite 202
Foxborough, Massachusetts
02035

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)*** 

By the foregoing application, Ms. Yashika Patel as President and Director of Nilkant 232 Inc., with a principal place of business at 91 Sidney Street, Suite 315 Cambridge, Massachusetts 02139 (the "Applicant"), as tenant of that 2,100 (not including basement) square-foot unit store front building located at 232-234 Massachusetts Avenue, Arlington, MA 02474 (the "Units") requests a modification of the change of use at the Premises grandfathered as commercial for the operation of an off-premises, all alcoholic retail store. The Unit is located within the R6 zoning district (the "R6 District") as established by the Zoning Code of the Town of Arlington (the "Bylaw").

The Applicant proposes to operate a high-end, off-premises consumption of all alcoholic beverage retail store at the Units offering a wide variety of alcoholic beverages for off premises consumption. The Applicant has already been approved for an all-alcoholic liquor license for off-site consumption by the Arlington Board of Selectmen and the Alcoholic Beverages Control Commission (the "ABCC").

By this Application, the Applicant seeks relief from the Zoning Board of the Town (the "Board") by way of a special permit and/or other relief as the Board may deem appropriate, to allow the Applicant to operate at the Units an off-premises, all alcoholic retail store ("Proposed Used") as a continuation of the grandfathered use under Section 8.1.2(B) of the Bylaw.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The Proposed use is desirable at the Units and will be consistent with and will substantially benefit the neighborhood and the Town and their needs and interests going forward. The Units which the Applicant will occupy is currently vacant space offering no services to the neighbors and those who attend the building to take advantage of the other retail services offered at this location. Allowing the Applicant to operate a liquor store for the sale of all alcoholic beverages for off-premise consumption will diversify the amenities offered at the building and offer a unique and different service at the building, currently not offered to its customers. There currently is no liquor stores located in the building where the Units are located. The closest liquor stores are located approximately .3 miles southeast of the Units and 1.4 miles northwest of the Units. As such, the Proposed Use will provide for a new amenity for the residences of the Town.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The Units' proposed improvement will not adversely impact traffic or pedestrian safety. There are currently several retail shops, restaurants, and a public service building located within the building where the Units are located. Allowing the proposed use will diversify the types of services offered to those who already attend the shopping center. There is also ample off-street parking available to future patrons of the Applicant as this location is located on a major street within the Town with ample parking spaces. Furthermore, the Unit's proposed improvement will also not impair pedestrian safety as the location where the Premises is located has several pedestrian crosswalks and barriers in place to protect and guide motorists and pedestrians.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The Proposed Use will not adversely affect any public water, drainage, or sewer system or any other municipal system as the Proposed Use will be located within an already established building currently offering these services. Furthermore, public drainage and utilities are clearly adequate to support the development of the Parcel, as they are sufficient for the rest of the services offered at the building.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

Section 8.1.2(B) of the Bylaws authorize a change in the use provided the new use is not substantially different than the prior use and is not detrimental to the neighborhood than the existing one. The proposed use is a commercial retail use for the sale of liquor for off premise consumption and is not different than the commercial use currently allowed at the Units. Furthermore, the liquor license has been approved by the local license authority and the ABCC.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The Parcel is located within the R6 and the applicant's Proposed Use will be established in an already developed space and will fit the services the building currently offers, such as general services, retail and restaurants to those who currently attend the other amenities the building offers. Furthermore, the Parcel is surrounded by the B1 and B2 zoning districts, which do allow retail businesses. The Proposed Use will not impair the integrity or character of the district or the neighboring districts as there are several retail stores and restaurants neighboring the Premises. The proposed use will properly fit within the neighborhood, in appearance, in character and in configuration while also offering patrons of the Premises an additional service currently not offered.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The Proposed Use is going into an already developed space and will fit the services the shopping center currently offers, such as general services, retail and restaurants to those who currently attend the other amenities the building offers. The Proposed Use is for an all-alcoholic liquor store for off-site consumption. The Proposed Use will not cause an excess of the use that could be detrimental to the character of the neighborhood because a commercial use of the building requires approval from the Town, which the applicant is seeking. Furthermore, the Applicant is requesting a modification of the current use and continuation of the grandfathered status of the Premises in order to carry out their Proposed Use. As such, there is no risk of their being several liquor stores within this District.

Dimensional and Parking Information

Present Use/Occupancy *

vacant - last use was dry cleaner (last occupied in 2021)

Proposed Use/Occupancy *

retail

Existing Number of Dwelling Units*

0

Proposed Number of Dwelling Units*

0

Existing Gross Floor Area (Sq. Ft.)*

4868

Proposed Gross Floor Area (Sq. Ft.)*

4868

Existing Lot Size (Sq. Ft.)*

5733

Proposed Lot Size (Sq. Ft.)* ?

5732

Minimum Lot Size required by Zoning*

20000

Existing Frontage (ft.)*

108

Proposed Frontage (ft.)*

108

Minimum Frontage required by Zoning*

100

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

25

Existing Lot Coverage (%)*

0

Proposed Lot Coverage (%)*

0

Max. Lot Coverage required by Zoning*

0

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

20000

Existing Front Yard Depth (ft.)*

0

Proposed Front Yard Depth (ft.)*

0

Minimum Front Yard Depth required by Zoning*

20

Existing SECOND Front Yard Depth (ft.)* ?

0

Proposed SECOND Front Yard Depth (ft.)* ?

0

Minimum SECOND Front Yard Depth required by Zoning* ?

0

Existing Left Side Yard Depth (ft.)* ?

0

Proposed Left Side Yard Depth (ft.)* ?

0

Minimum Left Side Yard Depth required by Zoning* ?

9

Existing Right Side Yard Depth (ft.)* ?

0

Proposed Right Side Yard Depth (ft.)* ?

0

Minimum Right Side Yard Depth required by Zoning* ?

10

Existing Rear Yard Depth (ft.)*

0

Proposed Rear Yard Depth (ft.)*

0

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

0

Proposed Height (stories)*

0

Maximum Height (stories) required by Zoning*

3

Existing Height (ft.)*

0

Proposed Height (ft.)*

0

Maximum Height (ft.) required by Zoning*

34

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

**Minimum Landscaped Open Space (% of GFA)
required by Zoning***

10

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

24

Existing Number of Parking Spaces*

0

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by Zoning*

15

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

brick

Proposed type of construction*

brick

Open Space Information

Existing Total Lot Area*

9768

Proposed Total Lot Area*

9768

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

0

Basement or Cellar, Proposed Gross Floor Area

2100

1st Floor, Existing Gross Floor Area

2100

1st Floor, Proposed Gross Floor Area

2100

2nd Floor, Existing Gross Floor Area

0

2nd Floor, Proposed Gross Floor Area

0

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2100



Total Proposed Gross Floor Area

4200



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

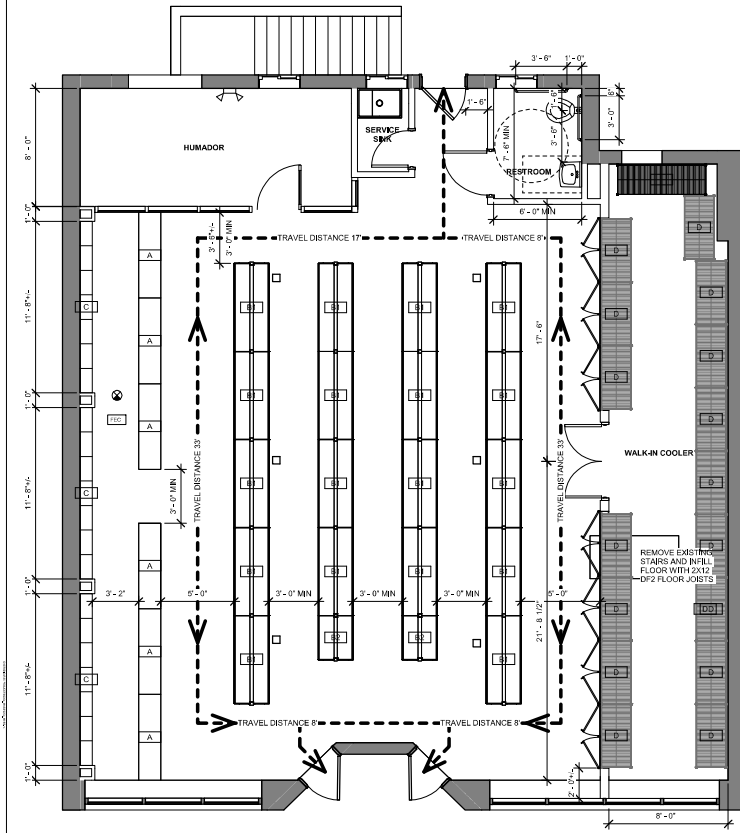


Applicant's Signature*



Yashika Patel

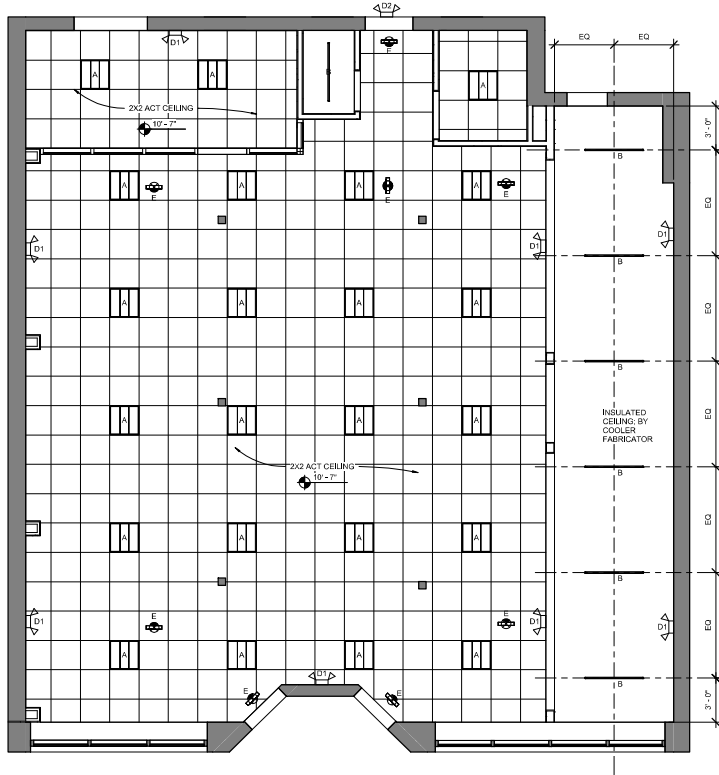
Oct 8, 2024



1 FLOOR PLAN
1/4" = 1'-0"

DISPLAY EQUIPMENT SCHEDULE		
MARK	DESCRIPTION	COUNT
A	GLASS DISPLAY CASE 70"	6
B1	SLATWALL H GONDOLA 72"	18
B2	SLATWALL H GONDOLA 36"	2
C	SLATWALL W/ SHELVING	3
D	COMMERCIAL WIRE SHELVING 48"	16

LIGHTING FIXTURE SCHEDULE		
MARK	Description	Count
A	RECESSED TROFFER	23
B	T8 MINI STRIP - 48"	7
D1	WALL MOUNT EGRESS LIGHTING (INTERIOR)	8
D2	WALL MOUNT EGRESS LIGHTING (EXTERIOR)	1
E	ILLUMINATED EXIT SIGN	8



2 REFLECTED CEILING PLAN
1/4" = 1'-0"

ARCHITECT
S47|a
S47|a Architecture, Inc.
517 Boston post rd
Andover, MA 01716
P: 978.550.4750
www.s47a.com

PROJECT:
**SMOKE SHOP
RETAIL FIT-UP**
230-234
Massachusetts Ave
Arlington, MA 02144

CLIENT:
Nish Patel
618 Massachusetts Ave
Cambridge, MA 02140

PROJECT TEAM:

REVISIONS:

DRAWING TITLE:
**FLOOR
PLANS**

STAMP

February 28, 2023
DATE OF ISSUE
PERMITTING
DOCUMENT PANEL
1/4" = 1'-0"
SCALE
2304.00
PROJECT #

DRAWING NUMBER:

A100

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Town of Arlington, Massachusetts

#3825 15 West Street

Summary:

<https://arlingtonma.portal.opengov.com/records/206439>

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	3835_15_West_St_Legal_Ad.pdf	3835 15 West St Legal Ad
▢ Reference Material	3825_15_West_St_Special_Permit_SP-24-27.pdf	3825 15 West St Special Permit SP-24-27
▢ Reference Material	3835_15_West_St_Arlington_BZA_PLANS_2024_0625.pdf	3835 15 West St Arlington BZA PLANS 2024_0625
▢ Reference Material	3835_15_West_St_STREET_VIEW_1.pdf	3835 15 West St STREET VIEW 1
▢ Reference Material	3835_15_West_St_STREET_VIEW_2.pdf	3835 15 West St STREET VIEW 2



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **David R Peterson and Xiujin Zhang**, on October 8, 2024, a petition seeking to alter their property located at **15 West Street - Block Plan 172.0-0012-0002.0**. Said petition would require a **Special Permit** under **8.1.3(B)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on November 12, 2024**, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL: <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3825

Christian Klein, RA, Chair
Zoning Board of Appeals

Please direct any questions to: **ZBA@town.arlington.ma.us**

**SP-24-27**

Special Use Permit
Application (ZBA)

Status: Active
Submitted On: 10/8/2024





Primary Location

15 WEST ST
Arlington, MA 02476


Owner

PETERSON DAVID R; ZHANG
XIUJIN
15 WEST ST ARLINGTON, MA
02476

Applicant

 Adam Glassman
 617-412-8450
 ajglassman@hotmail.com
 17 Brown St Unit #2
Cambridge, MA 02138

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)**** 

The proposed 2-story right side addition is being made as additonal living space to an existing single family house in an R-1 zone.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The proposed 2-story right side addition will allow the owners, a family of 4, to remain in the house and neighborhood they love. Without the additional space this growing family would need to look for a larger house and would be priced out of their existing neighborhood.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The proposed side addition create no new traffic patterns, will not reduce or affect the existing on or off street parking.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The proposed side addition will create no new bathrooms or additional loads on the city's water and sanitation systems. The proposed side addition will create no stormwater runoff that cannot be contained on the property.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

There are no special use regulations applicable to this project.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The proposed side addition will create no adverse affects on the direct abutters, the neighborhood or the city. There will be no loss of privacy, no new noise or sound pollution, the character and scale of the existing house will remain unchanged.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The proposed addition is very modest in size, only 608 GFA, there will be no increase in the existing neighborhood density.

Dimensional and Parking Information

Present Use/Occupancy *

Single Family House

Proposed Use/Occupancy *

No Change

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2177

Proposed Gross Floor Area (Sq. Ft.)*

2785

Existing Lot Size (Sq. Ft.)*

3600

Proposed Lot Size (Sq. Ft.)* ?

3600

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

48

Proposed Frontage (ft.)*

48

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.6

Proposed Floor Area Ratio*

0.77

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

0.297

Proposed Lot Coverage (%)*

0.307

Max. Lot Coverage required by Zoning*

0.35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

3600

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

3600

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

15.6

Proposed Front Yard Depth (ft.)*

15.6

Minimum Front Yard Depth required by Zoning*

25

Existing SECOND Front Yard Depth (ft.)* ?

3.6

Proposed SECOND Front Yard Depth (ft.)* ?

3.6

Minimum SECOND Front Yard Depth required by Zoning* ?

25

Existing Left Side Yard Depth (ft.)* ?

8.9

Proposed Left Side Yard Depth (ft.)* ?

8.9

Minimum Left Side Yard Depth required by Zoning* ?

10

Existing Right Side Yard Depth (ft.)* ?

0

Proposed Right Side Yard Depth (ft.)* ?

0

Minimum Right Side Yard Depth required by Zoning* ?

0

Existing Rear Yard Depth (ft.)*

23

Proposed Rear Yard Depth (ft.)*

23

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

30.32

Proposed Height (ft.)*

30.32

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

1642

Proposed Landscaped Open Space (Sq. Ft.)*

1580

Existing Landscaped Open Space (% of GFA)*

0.75

Proposed Landscaped Open Space (% of GFA)*

0.567

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0.1

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0.3

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

2

Minimum Number of Parking Spaces required by Zoning*

1

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0.58

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

wood frame

Proposed type of construction*

wood frame

Open Space Information

Existing Total Lot Area*

3600

Proposed Total Lot Area*

3600

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0.45

Proposed Open Space, Landscaped*

0.44

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

665

Basement or Cellar, Proposed Gross Floor Area

665

1st Floor, Existing Gross Floor Area

756

1st Floor, Proposed Gross Floor Area

1060

2nd Floor, Existing Gross Floor Area

756

2nd Floor, Proposed Gross Floor Area

1060

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2177



Total Proposed Gross Floor Area

2785



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

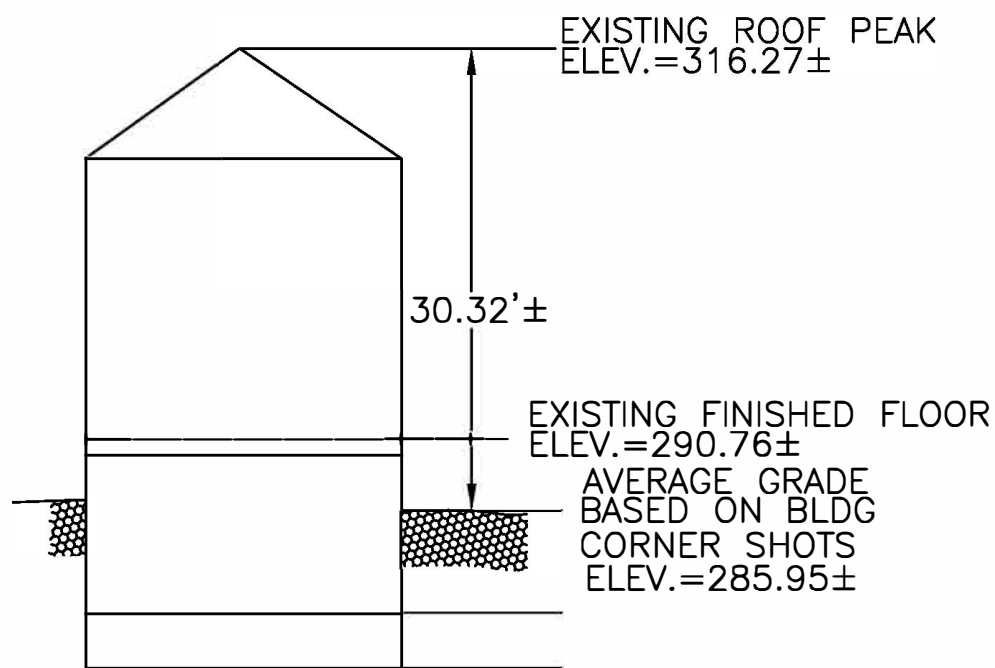


Applicant's Signature*



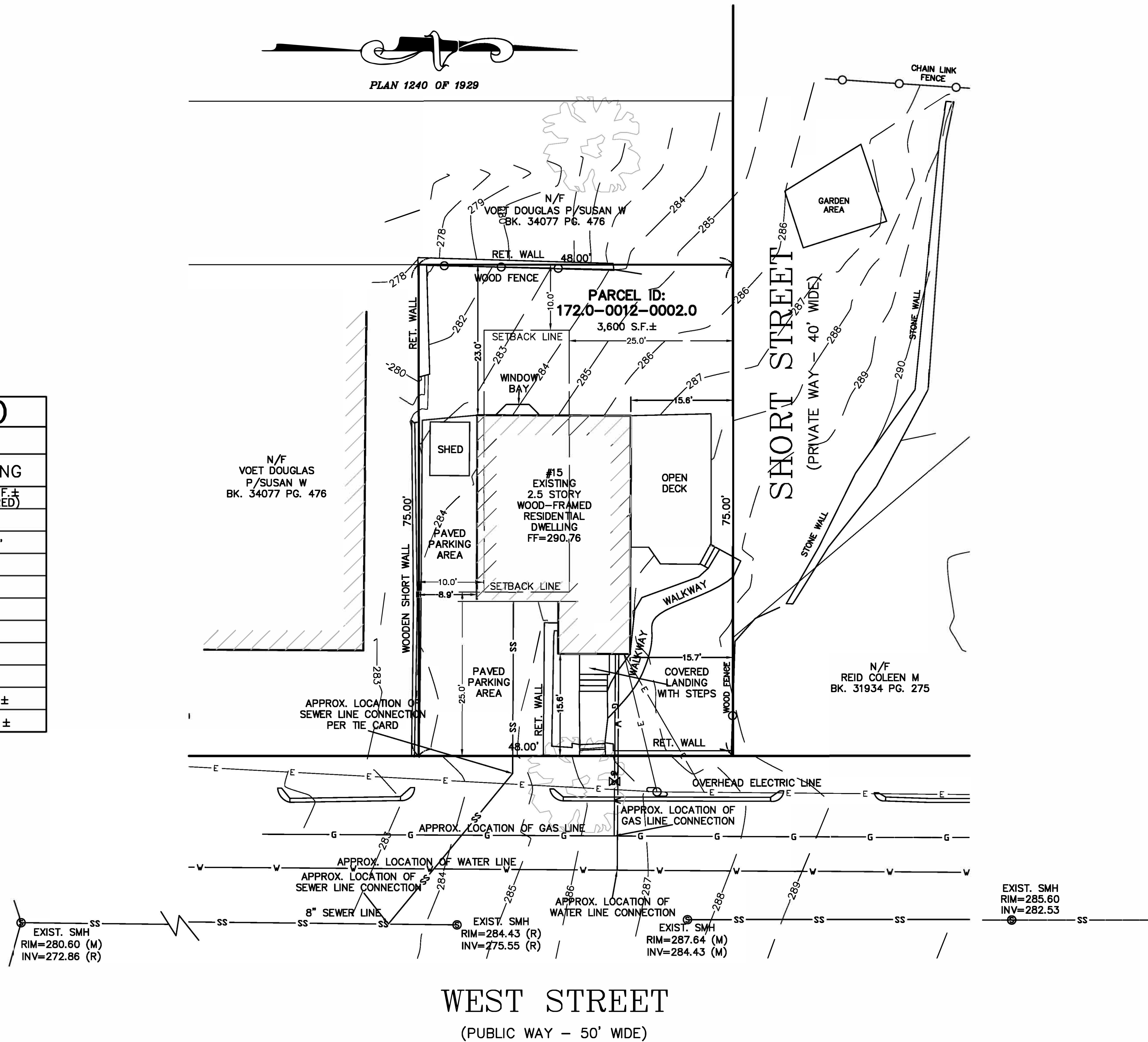
Adam Glassman

Oct 8, 2024



EXISTING PROFILE
NOT TO SCALE

ZONING LEGEND		
ZONING DISTRICT: R1		
	REQUIRED	EXISTING
MIN. AREA	6,000 S.F.	3,600 S.F.± (MEASURED)
MIN. FRONTAGE	—	—
SHORT ST	60'	56.95'
WEST ST	60'	48'
MIN. YARD FRONT	25'	15.6'
SIDE	10'	8.9'
REAR	20% LOT DEPTH	—
MAX. LOT COV.	35%	30% ±
MIN. USABLE O/S	30%	—
MIN. LANDSCAPE O/S	10%	45.0% ±
MAX. BLDG. HEIGHT	35'	30.32' ±



NOTE:
THE WATER, SEWER, AND GAS LINES SHOWN ON THIS PLAN ARE ON AN ASSUMED LOCATION OF EXISTING LINES BASED ON THE INSPECTION OF THE BASEMENT AND TIE CARDS.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

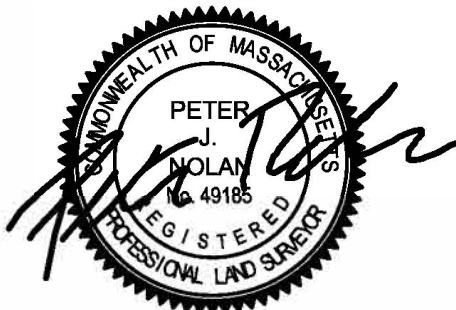
EXISTING LEGEND

SS	SEWER LINE
S	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
U	UTILITY POLE
W	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
W	WATER VALVE
C	CATCH BASIN
F	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
D	DRAIN MANHOLE
H	HYDRANT
T	TREE

NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 05/15/2024.
- DEED REFERENCE: BOOK 71154, PAGE 135
PLAN REFERENCE 1: PLAN 1240 OF 1929
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0412E, IN COMMUNITY NUMBER: 250177, DATED 6/4/2010.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- THE ELEVATIONS SHOWN ARE BASED ON TOWN OF ARLINGTON DATUM.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.



PETER J. NOLAN, P.L.S.

5/28/2024
DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

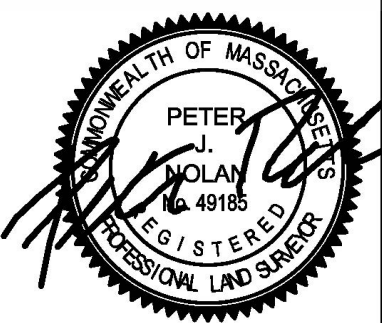
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THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

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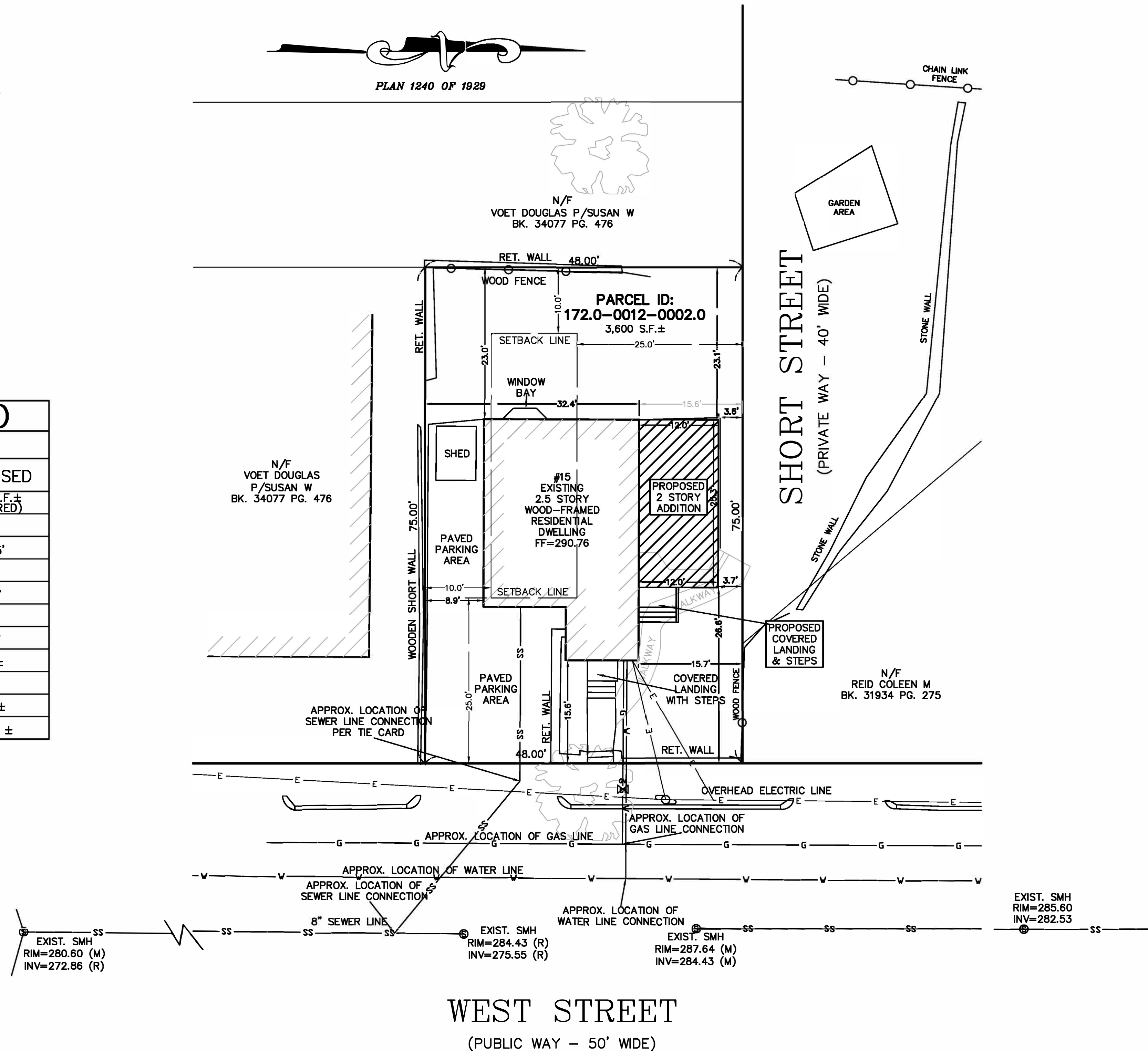
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SCALE 1"=10'				
DATE 5/28/2024	REV	DATE	REVISION	BY
SHEET 1	15 WEST STREET ARLINGTON MASSACHUSETTS			
PLAN NO. 1 OF 1	EXISTING CONDITIONS			
CLIENT:				
DRAWN BY DK				
CHKD BY PUN				
APPD BY PUN				
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com				
				SHEET NO. 1





















ZONING LEGEND		
ZONING DISTRICT: R1		
	REQUIRED	PROPOSED
MIN. AREA	6,000 S.F.	3,600 S.F. ± (MEASURED)
MIN. FRONTAGE	—	—
SHORT ST	60'	56.95'
WEST ST	60'	48'
MIN. YARD FRONT	25'	26.6'
SIDE	10'	3.6'
REAR	20% LOT DEPTH	23.1'
MAX. LOT COV.	35%	30 ±
MIN. USABLE O/S	30%	—
MIN. LANDSCAPE O/S	10%	44% ±
MAX. BLDG. HEIGHT	35'	30.32' ±



NOTE:
THE WATER, SEWER, AND GAS LINES SHOWN ON
THIS PLAN ARE ON AN ASSUMED LOCATION OF
EXISTING LINES BASED ON THE INSPECTION OF THE
BASEMENT AND TIE CARDS.

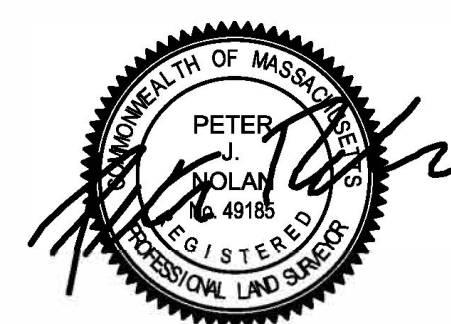
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

EXISTING LEGEND	
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
	GAS VALVE
	OVERHEAD ELECTRIC SERVICE
	WATER VALVE
	CATCH BASIN
	FENCE
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)
	SPOT GRADE
	DRAIN MANHOLE
	HYDRANT
	TREE

NOTES:

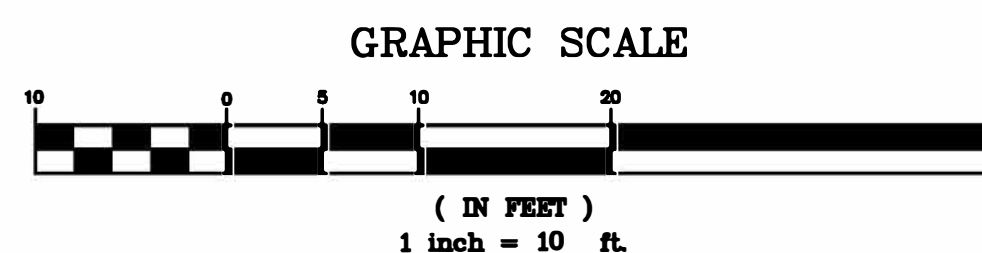
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 05/05/2024.
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6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON TOWN OF ARLINGTON DATUM.

I CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL FIELD SURVEY AND THE LATEST
RECORD PLANS, DEEDS AND CERTIFICATES OF
TITLE.



PETER J. NOLAN, P.L.S

5/28/2024
DATE




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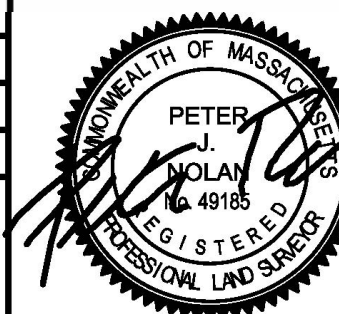
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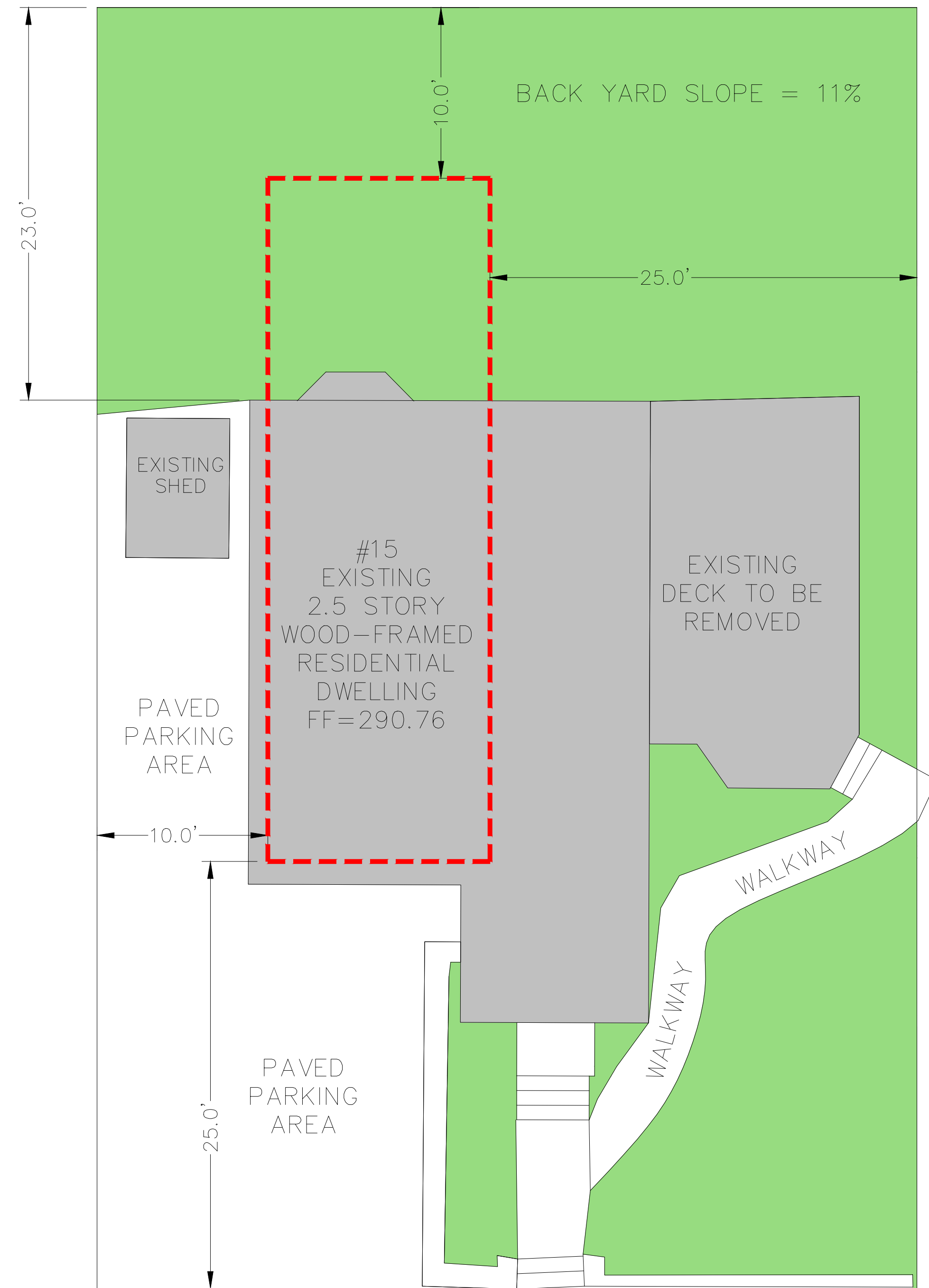
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27 of 34

SCALE 1"=10'					
DATE 6/24/2024	REV	DATE	REVISION		BY
SHEET 1	15 WEST STREET ARLINGTON MASSACHUSETTS				
PLAN NO. 1 OF 1					
CLIENT:	PROPOSED PLOT PLAN				
DRAWN BY DK	 PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 Email: pnolan@pnasurveyors.com				
CHKD BY PUN					
APPD BY PUN					



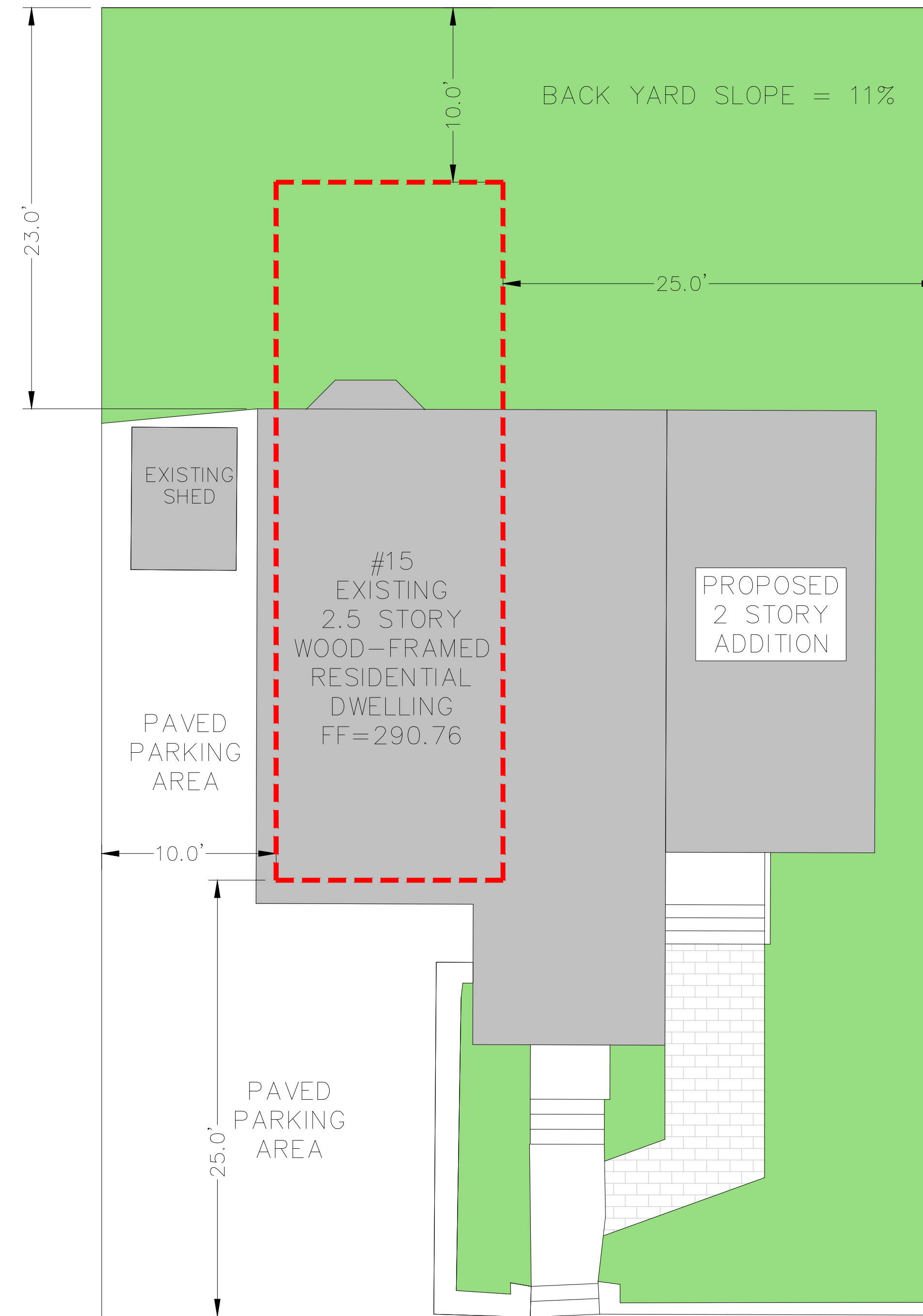
SHEET NO. 1



EXISTING CONDITIONS

- LOT COVERAGE = 1,070.0 SF / 3,600.0 SF LOT = .297 / CONFORMING
- LANDSCAPING = 1,642.0 SF / 3,600.0 SF LOT = .45 / CONFORMING
- USABLE OPEN SPACE WITH 25' X 25' MIN AND SLOPE LESS THAN 7% 0.0% / EXISTING NON-CONFORMING

= REQUIRED SETBACKS
EXISTING NON-CONFORMING
NO CHANGE



PROPOSED CONDITIONS

- LOT COVERAGE = 1,106.0 SF / 3,600.0 SF LOT = .307 / CONFORMING
- LANDSCAPING = 1,580.0 SF / 3,600.0 SF LOT = .44 / CONFORMING
- USABLE OPEN SPACE WITH 25' X 25' MIN AND SLOPE LESS THAN 7% 0.0% / EXISTING NON-CONFORMING

	REQUIRED	EXISTING	PROPOSED	CONFORMING
LOT COVERAGE	35% MAX	29% MAX	30%	YES
USABLE OPEN SPACE	30% MIN	0% MIN	0%	EXISTING NON-CONFORMING
LANDSCAPING	10% MIN	45% MIN	44%	YES

PROJECT:
NEW 2 STORY ADDITION
15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS

27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



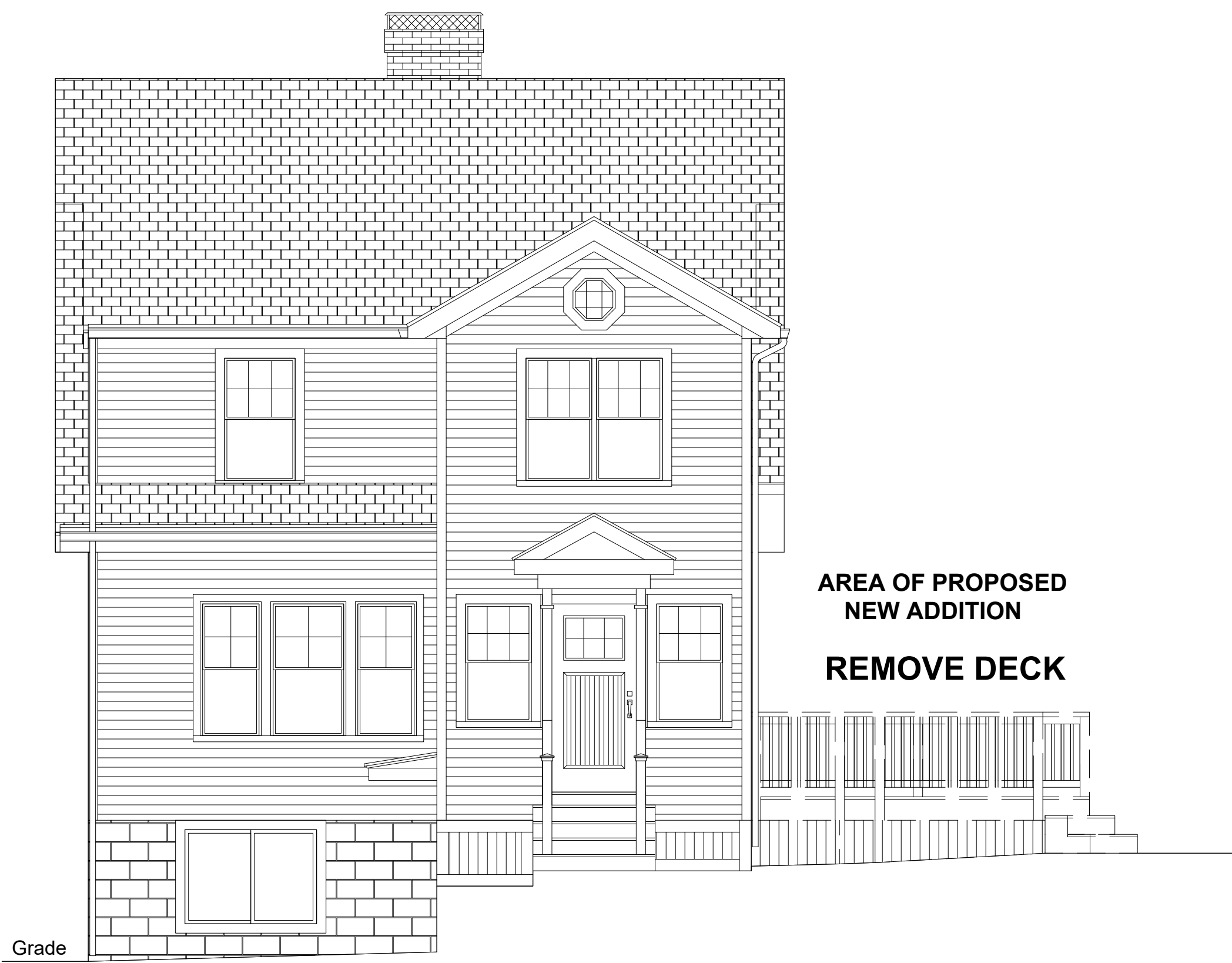
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ZONING PLANS

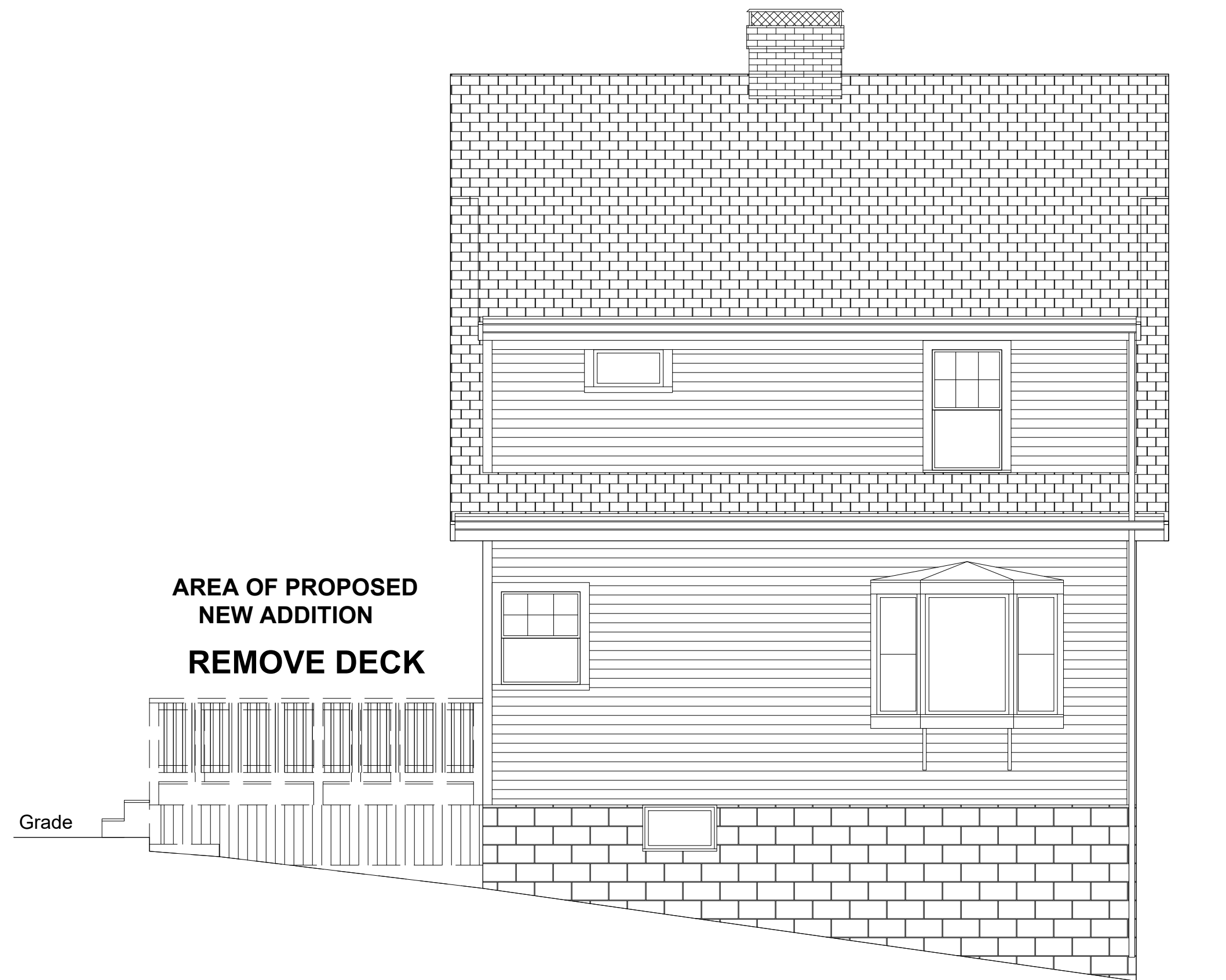
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Job No.:
Date: 06/24/2024

L0.1

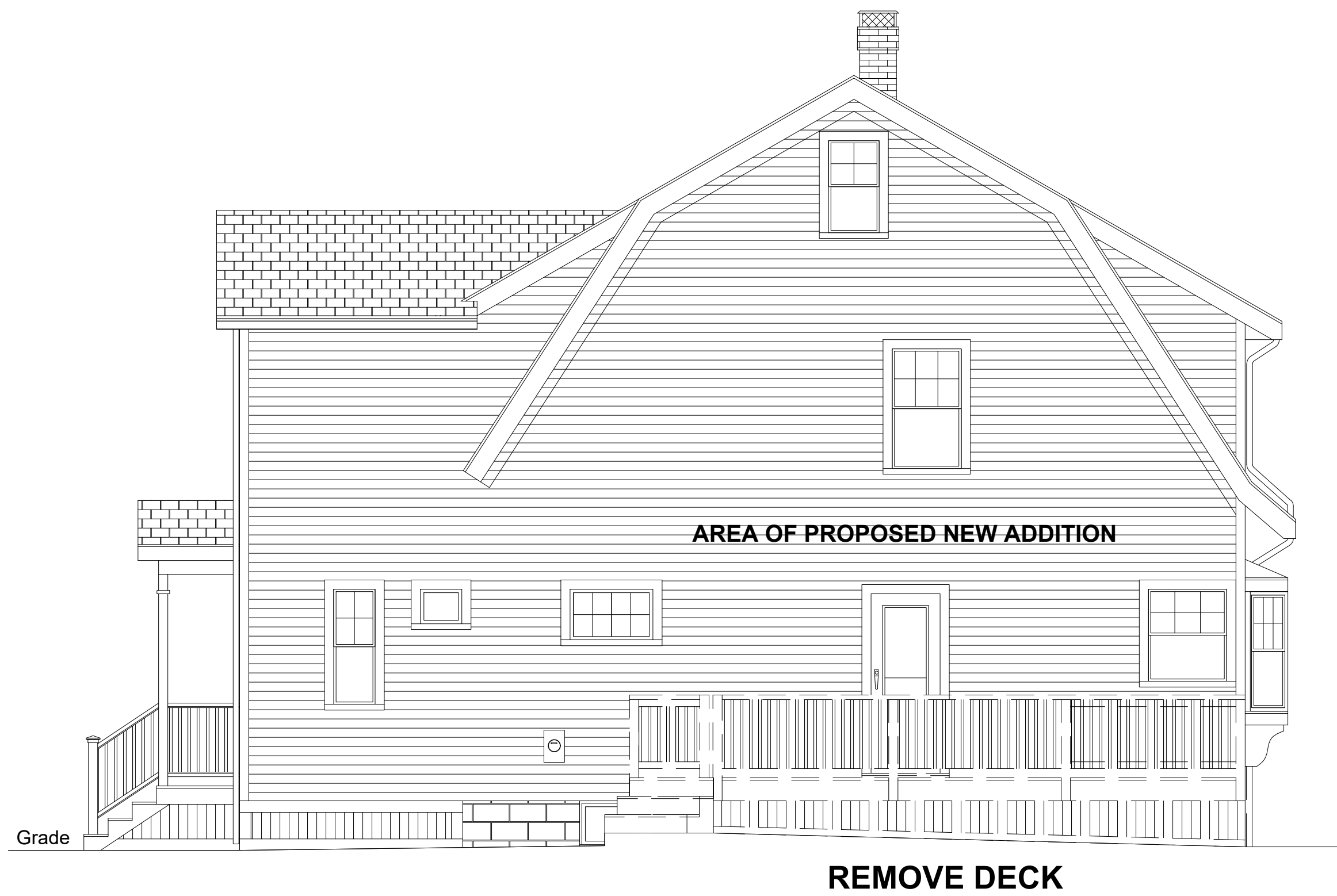




FRONT ELEVATION EXISTING



REAR ELEVATION



RIGHT ELEVATION EXISTING



LEFT ELEVATION - NO CHANGE

PROJECT: NEW 2 STORY ADDITION

15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS

27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



Drawing Title:

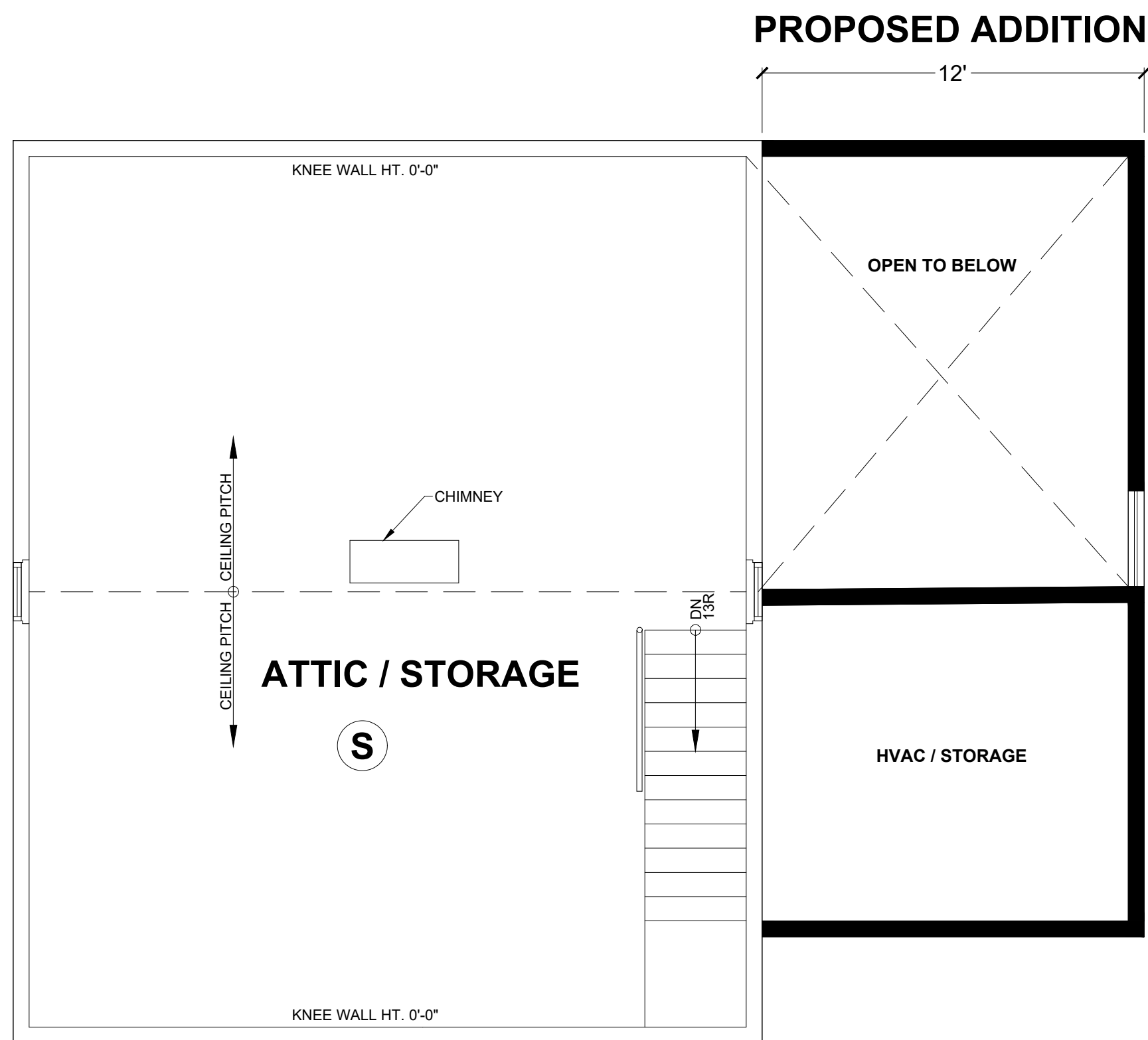
EXISTING / DEMO
ELEVATIONS

Scale: 1/4" = 1'-0" Drawing No. :

Job No.:

Date: 06/24/2024

D2.1



ATTIC
0.0 GFA
ATTIC PLAN
Ceiling Peak = 7'-4"

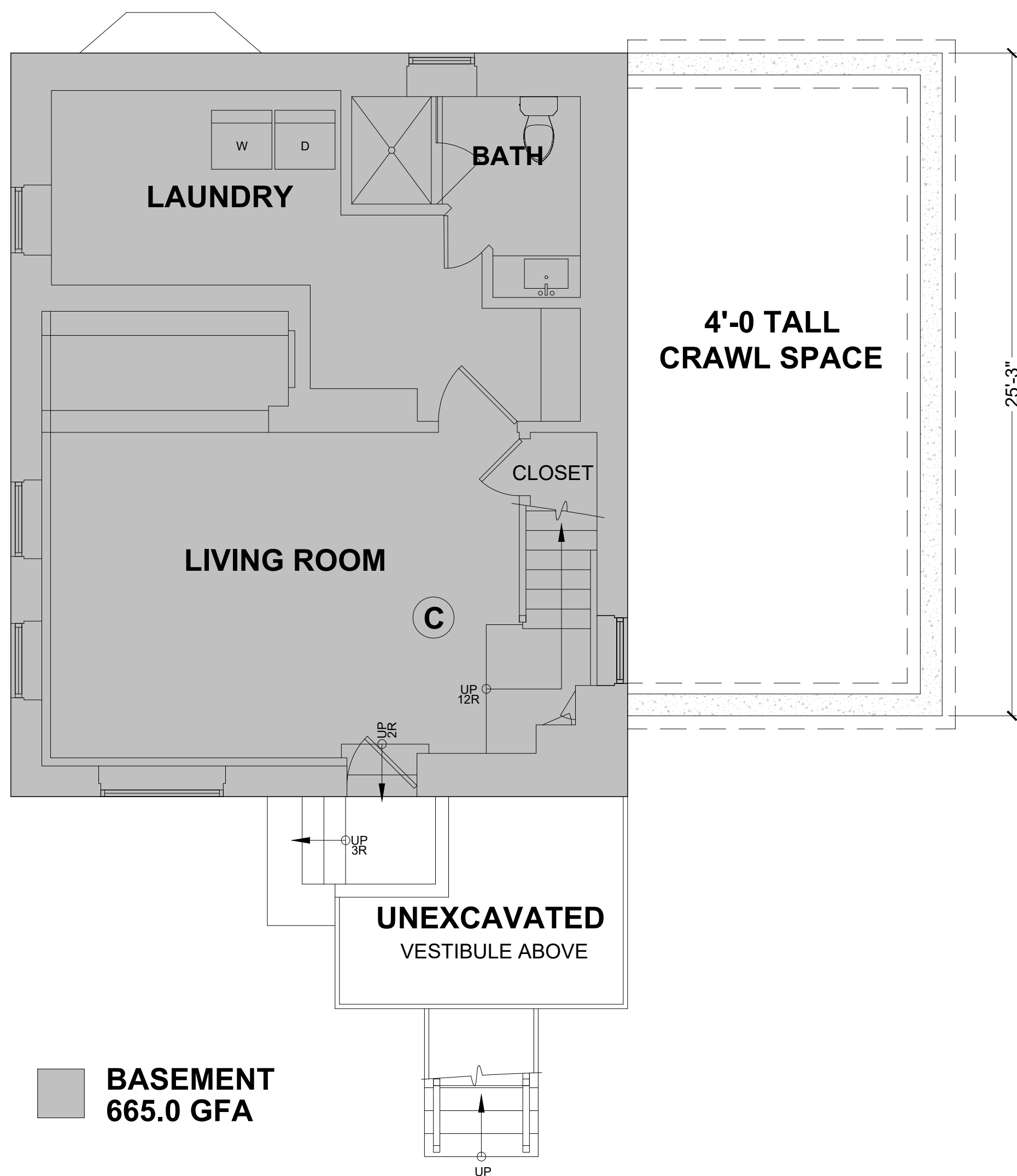
BASEMENT 665.0 GFA + NO CHANGE	FIRST FLOOR 1,060.0 GFA + 304.0 SF INCREASE	SECOND FLOOR 1,060.0 GFA + 304.0 SF INCREASE	ATTIC 0.0 GFA + NO CHANGE	= 2,785.0 GFA / 3,600.00 SF LOT = .77 FAR PROPOSED / CONFORMING 608.0 SF INCREASE
---	--	---	--	---

LIFE SAFETY DEVICE PLANS:

- (S)** = HARDWIRED SMOKE DETECTOR
(C) = COMBO SMOKE / CO2 DETECTOR

GENERAL NOTES:

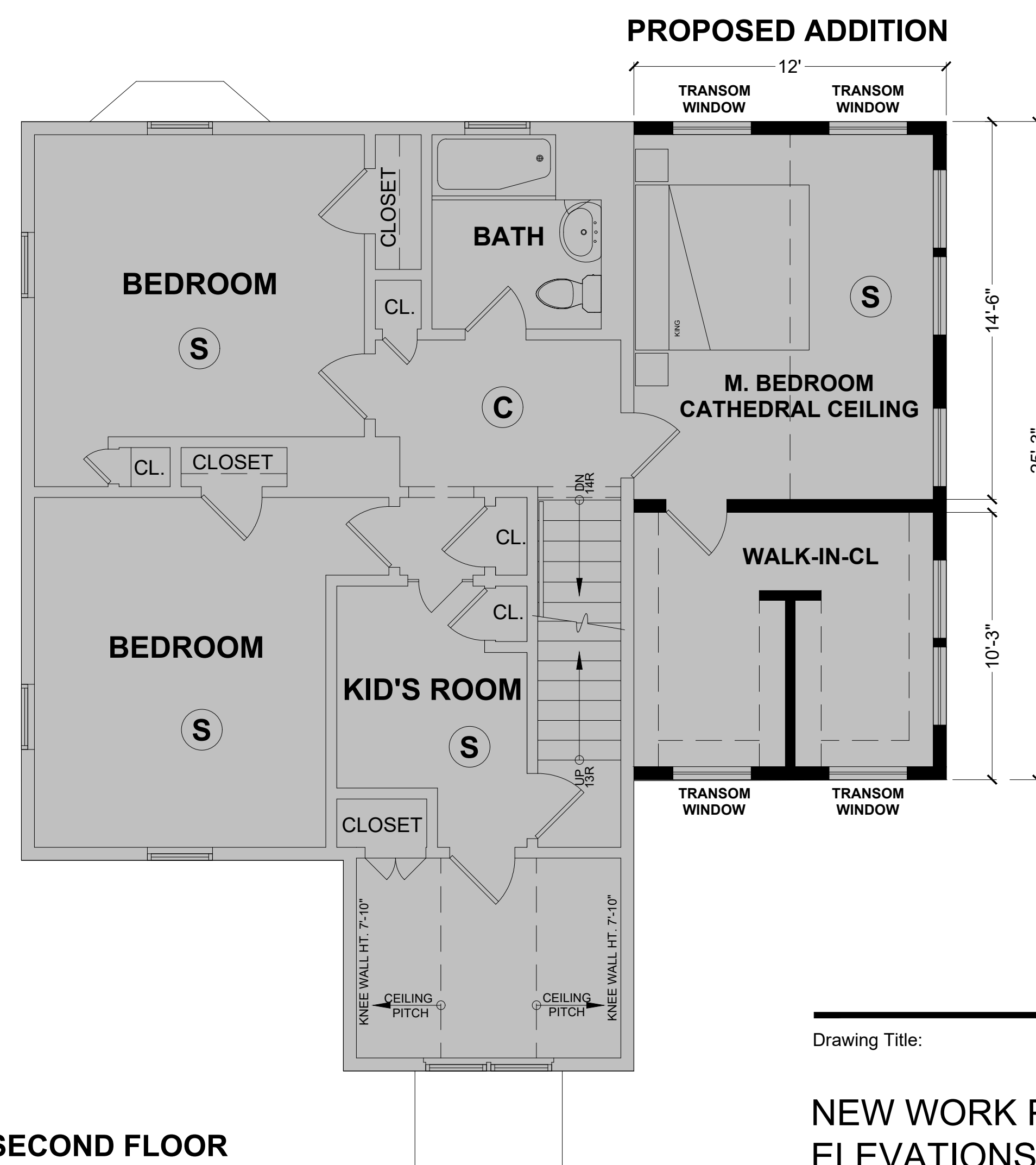
1. ALL NEW WINDOWS TO HAVE U.28 OR LESS
2. NEW MAIN BEDROOM TO HAVE LEGAL ESCAPE WINDOW
3. ALL WALL AND ROOF INSULATION FOR NEW ADDITION TO BE CLOSED CELL SPRAY FOAM
4. ALL MEP TO BE PROVIDED ON A DESIGN BUILD BASIS BY THE GC



BASEMENT PLAN
Ceiling Height = 7'-3"



FIRST FLOOR PLAN PROPOSED
Ceiling Height = 7'-11½"



SECOND FLOOR PLAN PROPOSED
Ceiling Height = 7'-8½"

PROJECT:
NEW 2 STORY ADDITION
15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS
27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



Drawing Title:

NEW WORK PLANS
ELEVATIONS & FAR

Scale: 1/4" = 1'-0" Drawing No.:
Job No.:
Date: 06/24/2024

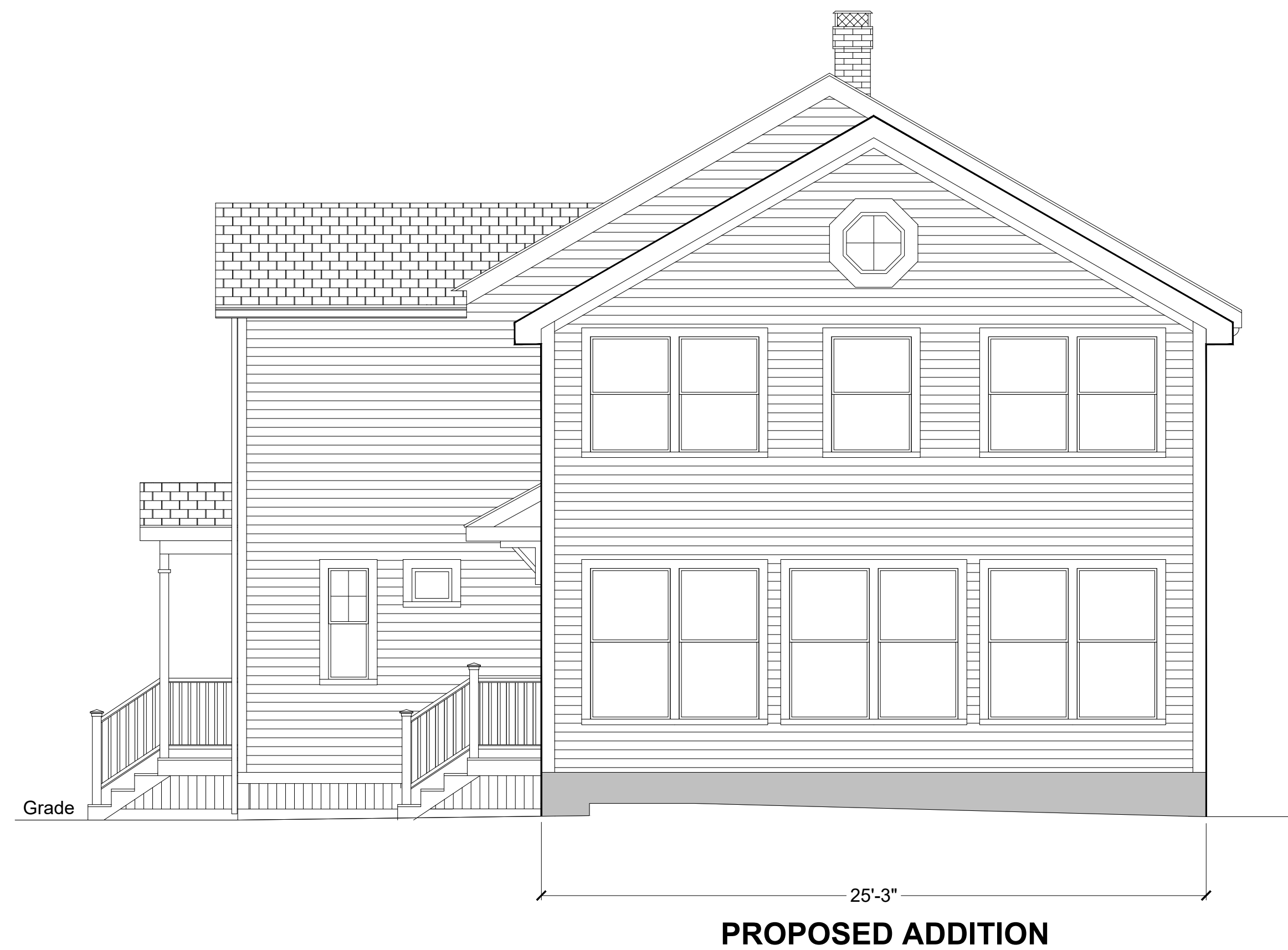
A1.1



FRONT ELEVATION PROPOSED



REAR ELEVATION PROPOSED



RIGHT ELEVATION PROPOSED



LEFT ELEVATION - NO CHANGE

PROJECT: NEW 2 STORY ADDITION

15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS

27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



Drawing Title:

PROPOSED
ELEVATIONS

Scale: 1/4" = 1'-0" Drawing No. :

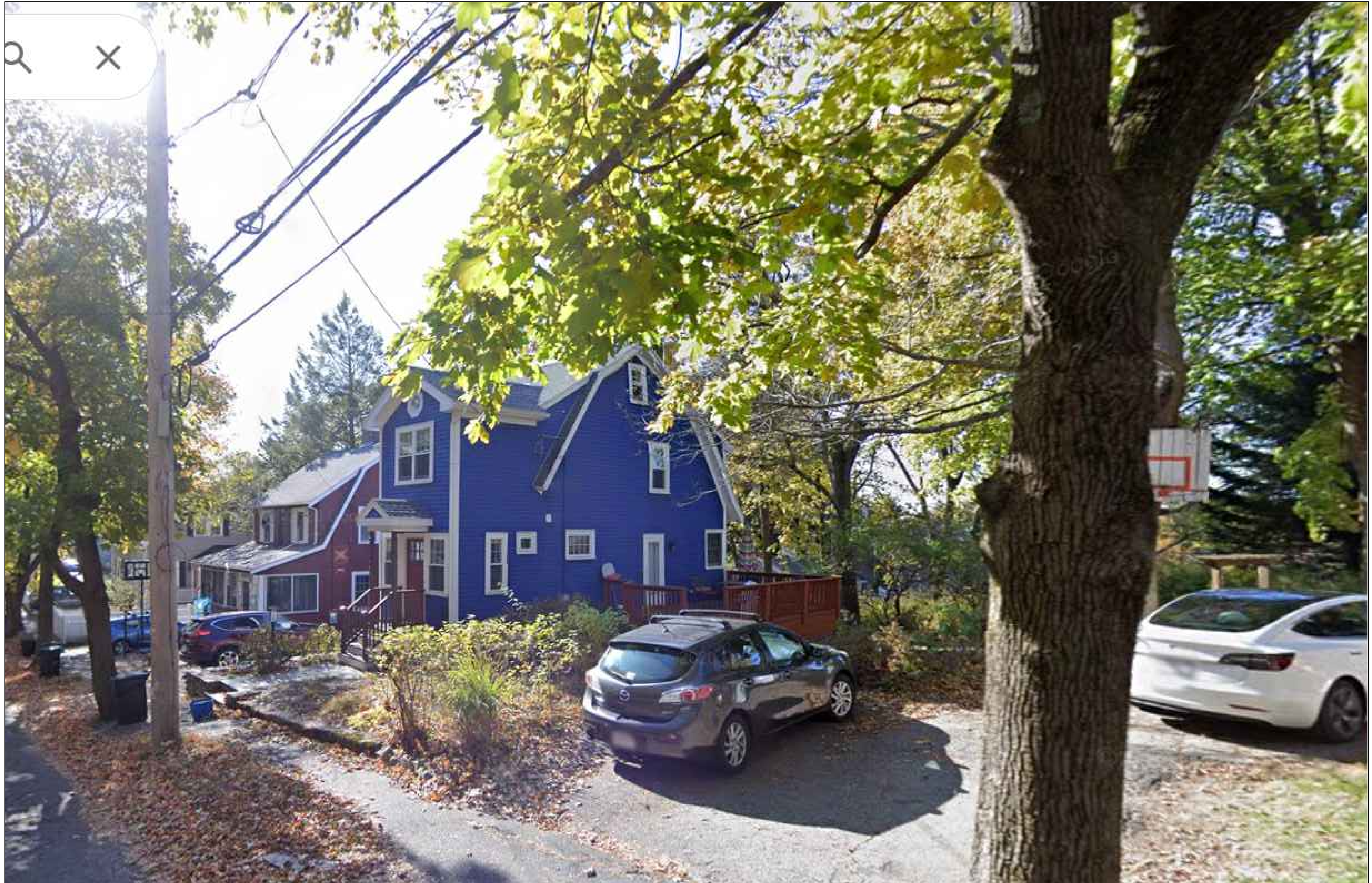
Job No.:

Date: 06/24/2024

A2.1



EXISTING STREET VIEW FRONT LEFT



EXISTING STREET VIEW FRONT RIGHT